

Stone, period property of 130m2, 3 bedrooms in a village, 11 hectares of land, barns, terrace & views



## INFORMATION

Town:	Auriac-du-Périgord
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	110000 m2

## IN BRIEF

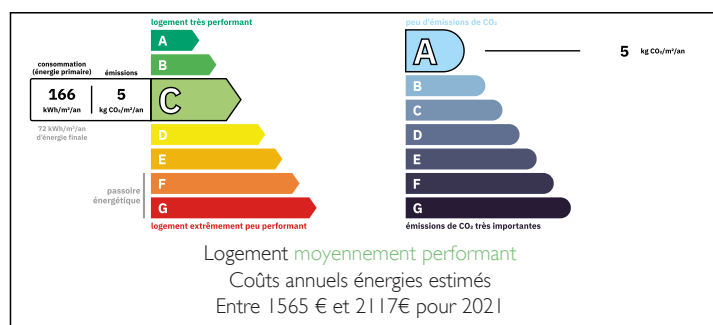
A three bedroomed house in stone full of period features. Enter into an open plan sitting, dining, kitchen (45m<sup>2</sup> ) through french doors. There is a fireplace with a log burner. There is a cellier off the kitchen 6m<sup>2</sup> and a balcony with great views 7m<sup>2</sup>.

A wooden staircase leads up to the first floor where you find a second sitting room and large stone fireplace 30m<sup>2</sup>. There is a separate wc 2.25m<sup>2</sup> and an ensuite bedroom 13m<sup>2</sup> with shower room, sink and toilet 13m<sup>2</sup>. Another wooden staircase leads to the second floor with 2 more bedrooms 11m<sup>2</sup> and 9m<sup>2</sup> in the eves and a bathroom with toilet 3m<sup>2</sup>.

Outside there is a barn 130m2, small barn in the garden 19m2 a terrace half covered with an outdoor kitchen and countryside views 63m2. There is a garage for 2 cars...



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

A three bedroomed, Perigordien house (130m<sup>2</sup>) in stone full of period features. Enter into an open plan sitting, dining, kitchen (45m<sup>2</sup>) through french doors. There is a period fireplace with a log burner. Off the open plan kitchen 6m<sup>2</sup> you find a balcony 7m<sup>2</sup> with great countryside views and a pantry/laundry area 6m<sup>2</sup>.

A wooden staircase leads up to the first floor where you find a second sitting room, currently used as a library and large stone fireplace 30m<sup>2</sup>. There is a separate wc 2.25m<sup>2</sup> and an ensuite bedroom 13m<sup>2</sup> with shower room, sink and toilet 13m<sup>2</sup>. Another wooden staircase leads to the second floor with 2 more bedrooms 11m<sup>2</sup> and 9m<sup>2</sup> in the eaves and a bathroom with toilet 3m<sup>2</sup>.

Outside, facing the house there is a barn of 130m<sup>2</sup>, which could be converted. There is also a small barn in the garden 19m<sup>2</sup> a terrace half covered with an outdoor kitchen and countryside views 63m<sup>2</sup>. There is a garage for 2 cars with a wine cellar 68m<sup>2</sup> and a well. Heating is via heat exchange pump and the wood burner plus the house is double glazed.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES